

**FOR SALE / LEASE > 24,400 SF**

# Manufacturing Space

2870 S. SANTA FE AVENUE, SAN MARCOS, CA 92069



## Sample Of Permitted Uses:

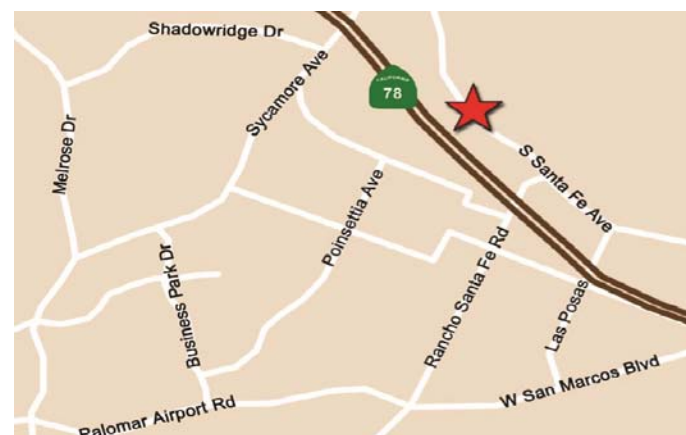
- > Microbrewery and tasting room
- > Commercial bakery
- > Catering
- > Auto sales, wholesale
- > Dry cleaning
- > Animal services
- > Manufacturing
- > Wholesale, processing & distribution
- > Recreation indoor/outdoor (DP required)

**SALE PRICE: \$1,495,000 (\$61.27/SF)**

**LEASE RATE: \$.39/SF Net**

## COMPLETELY RENOVATED IN 2010

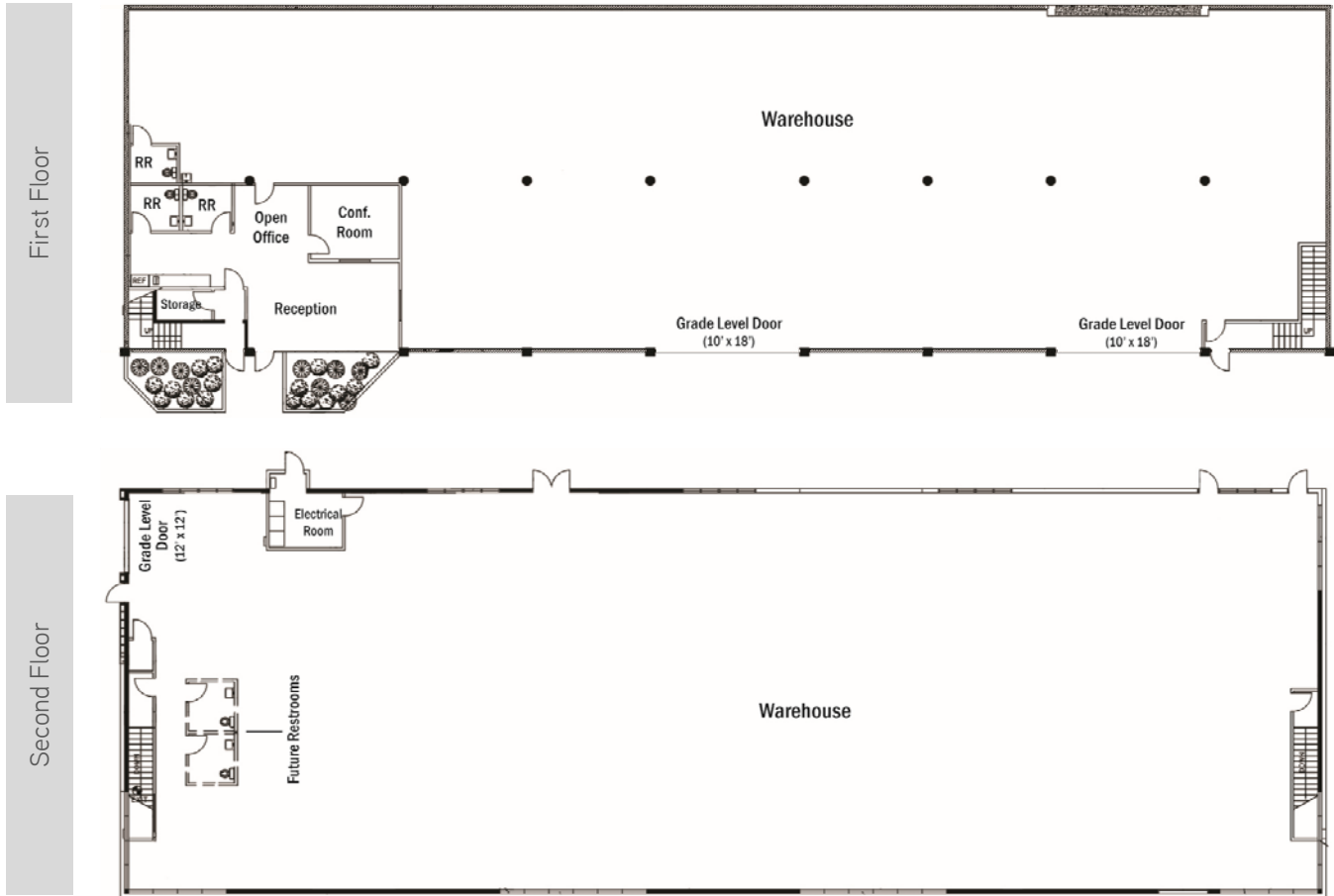
- > New roof
- > New windows
- > New building entry
- > New paint
- > New office
- > New electrical gear/HVAC



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# 2870 S. Santa Fe Avenue > Floor Plan



## Property Overview:

- > Approximately 24,400 SF
- > New office: 1,552 SF
- > Loading: Two (2) grade-level doors (10' x 18')
- One (1) grade-level door (12' x 12')
- Two (2) exterior docks
- > Grade-level access to the 2nd floor
- > 11' - 14' minimum clear height
- > 1,200 amps, 120/208 volt power
- > Gas stubbed to the building
- > Gated entry / secure access
- > Frontage on S. Santa Fe Avenue



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